

LOCAL PLANNING AGENCY
MARCH 10, 2004

1. ROLL CALL

The meeting was called to order at 9:10 p.m. Board members present were Chair Mike Bender, Vice-Chair Mimi Turin, Casey Lee, Scott McLaughlin and John Stevens. Also present were Attorney Monroe Kiar, Planners Deborah Ross and Brad Swing and Board Secretary Janet Gale recording the meeting.

2. PUBLIC HEARING

2.1 LA 03-12A

AN ORDINANCE OF THE TOWN OF DAVIE, FLORIDA, APPROVING FOR TRANSMITTAL TO THE DEPARTMENT OF COMMUNITY AFFAIRS, APPLICATION LA 03-12A, AMENDING THE TOWN OF DAVIE COMPREHENSIVE PLAN BY CHANGING THE FUTURE LAND USE PLAN MAP DESIGNATION OF CERTAIN LANDS FROM "COMMERCE/OFFICE" TO "COMMERCIAL"; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

Michele Mellgren and Pat Willi, representing the petitioner, were present. Mr. Swing summarized the planning report and explained the differences between commerce/office and commercial. Ms Nolan explained the intent of the ordinance.

Ms. Mellgren provided a PowerPoint presentation which included a history of the property, explained the approval processes and elaborated on the findings of staff in the planning report. She advised that IKEA, an international home furnishing store, wanted to determine if the site was right for a store location. Ms. Mellgren indicated that in an effort of public outreach, IKEA sent out 17,000 invitations to discuss the issues with residents.

Ms. Lee advised that she would abstain from voting on this item as she was a consultant for Ms. Mellgren and Associates.

Vice-Chair Turin disclosed that she had a message on her voice mail from one of the agents from IKEA; however, she did not return the phone call.

Chair Bender advised that he had been contacted by a newspaper regarding the IKEA project, but not by IKEA.

Messrs McLaughlin and Stevens disclosed that they too were contacted by a representative from IKEA and did not return their calls. Mr. Stevens added that he had received one of the 17,000 invitations sent out by IKEA.

Chair Bender asked if anyone wished to speak for or against this item.

Kenneth Berk, 10445 SW 17 Manor, stated that IKEA was a "huge attraction" and that the influx of traffic would be tremendous and he was opposed to this item.

Patti Koch, 1762 SW 103 Lane, spoke of the traffic on Nob Hill Road and State Road 84 and indicated that the traffic would be a nightmare. She was opposed to this item.

Harold Hanford, 10381 SW 18 Street, was opposed for the same reasons as stated.

Mitch Topal, 12720 SW 13 Manor, spoke in opposition of the project because of the traffic gridlock.

Philip Busey, 837 SW 120 Way, spoke in opposition because of the traffic and the size of the project.

Mitchell Chester, 10391 SW 16 Place, spoke in opposition because of reasons previously stated.

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Karen Stenzel-Nowicki, 5480 SW 55 Avenue, spoke about IKEA's location problems although it produced an excellent product. She was opposed to this item.

Neal Shniderman, 11501 SW 21 Court, spoke of the litigation between Sommerville, Massachusetts and IKEA regarding locating its stores there. He was opposed to this item and spoke of experiences and events associated with IKEA in other states.

Martin Winner, 10110 SW 15 Place, had drainage concerns for a project of this size and wanted information regarding ingress and egress. He stated that he did not know enough about IKEA to formulate an opinion at this time.

Jill Pinder, 10150 SW 15 Place, was opposed to item because of the noise, light and air pollution of the project.

Thomas Hilliker, 10111 SW 15 Place, stated that his homeowners' association had maintained the lake since 1989 and he was concerned about drainage. He was opposed to this item.

Ellis Pinder, 10150 SW 15 Place, had similar concerns and emphasized the noise factor. He added that IKEA was a "destination attraction" and he was opposed to this item.

Ruth Dreyer, 11555 SW 21 Court, asked if there was to be a restaurant within the IKEA store. She was opposed to this item for all the aforementioned reasons.

Susan Gioia, 1921 SW 105 Avenue, was opposed because of traffic and she indicated that people would travel from West Palm Beach and the Keys to this store.

Michael Betancourt, 10461 SW 16 Place, stated that he was opposed to this item for all the reasons mentioned. He indicated that there had been unauthorized construction activity at the site which he reported to Code Compliance.

Kurt Shaw, 1861 SW 105 Avenue, had visited an IKEA store in Chicago and stressed that it was a destination store which would generate much traffic. He asked what would happen to the site if the store went out of business. Mr. Shaw was opposed to the item and he expressed that the present land use designation was appropriate.

Mindy Meece, 11122 North Harmony Lakes Circle, was a fan of IKEA, but felt that this location was inappropriate and too close to the school. She was opposed to this item.

Vici Prodromitis, 1612 SW 103 Lane, was opposed because of her concern for children walking to school and their safety.

Beth Azor, 11173 SW 37 Manor, was opposed to this item and agreed with the aforementioned concerns.

Terry Chiappelli, 10301 SW 16 Place, was opposed specifically because of traffic and safety issues as well as the size of the building.

Karen Morris, 1125 SW 101 Road, spoke in favor of the item and felt that the traffic impacts would be to I-595 and State Road 84 and not the side streets. She spoke about the positive aspects of the proposal.

As there were no other speakers, the public hearing was closed.

Ms. Mellgren responded to the various concerns and concluded by stating that by moving forward, the Town would have an opportunity to see what the project was, where it would go, and if it could work. She believed that by exploring this opportunity, it could be refined and customized to suit the community.

A lengthy discussion ensued in which Agency members expressed their opinions and concerns.

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Vice-Chair Turin made a motion, seconded by Mr. McLaughlin, to deny based on that the proposal did not meet the criteria set forth in the Code Section 12-304, specifically items four and ten of the planning report – it was not appropriate as it abutted a residential area and it would not be an appropriate change nor the best use. In a roll call vote, the vote was as follows: Chair Bender – yes; Vice-Chair Turin – yes; Ms. Lee – abstained; Mr. McLaughlin – yes; Mr. Stevens – no. **(Motion carried 3-1)**

2.2 AN ORDINANCE OF THE TOWN OF DAVIE, FLORIDA, AMENDING THE SECTION 12.32 “TABLE OF PERMITTED USES” TO REVISE MORTUARY USES AS A PERMITTED USE IN THE RESIDENTIAL OFFICE (RO) ZONING DISTRICT; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE TOWN CODE; AND PROVIDING FOR AN EFFECTIVE DATE.

Ms. Ross explained the intent of the text amendment to the ordinance.

Chair Bender asked if anyone wished to speak for or against this item. As no one spoke, the public hearing was closed.

Mr. Stevens made a motion, seconded by Vice-Chair Turin, to approve. In a roll call vote, the vote was as follows: Chair Bender – yes; Vice-Chair Turin – yes; Ms. Lee – yes; Mr. McLaughlin – yes; Mr. Stevens – yes. **(Motion carried 5-0)**

3. OLD BUSINESS

There was no old business discussed.

4. NEW BUSINESS

Ms. Ross announced that she was leaving the Town for employment elsewhere and that she would miss working with this Agency. Members responded in kind and wished her the best of luck.

5. COMMENTS AND/OR SUGGESTIONS

Mr. McLaughlin clarified which meetings he would miss due to his trip to Brazil.

6. ADJOURNMENT

There being no further business and no objections, the meeting was adjourned at 11:10 p.m.

Date Approved: _____

Chair/Agency Member